

## **Chapter 18.32**

### **CS SERVICE COMMERCIAL DISTRICT**

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#### **18.32.010 Purpose of district.**

The CS service commercial district is intended to create and maintain areas accommodating citywide and regional services that may be inappropriate in neighborhood or pedestrian-oriented shopping areas, and which generally require automotive access for customer convenience, servicing of vehicles or equipment, loading or unloading, or parking of commercial service vehicles. (Ord. 559 N.S. § A (part), 1981)

#### **18.32.020 Permitted uses.**

The following uses shall be permitted in the CS service commercial district:

- A. Auto sales and service;
- B. Animal hospital and boarding;
- C. Nursery;
- D. Home improvement centers;
- E. Wholesale sales establishments;
- F. Financial services;
- G. Minor motor vehicle repair
- H. Accessory facilities and uses customarily incidental to permitted uses. (Ord. 1135 § 33, 1993; Ord. 1055 N.S. § C (part), 1991; Ord. 559 N.S. § A (part), 1981)

**18.32.030 Conditional uses.**

The following uses may be conditionally allowed in the CS service commercial district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Commercial recreation;
- B. Convenience markets;
- C. Commercial parking;
- D. Transportation terminals;
- E. Service stations;
- F. Outdoor sales, such as farm implements, boats, lumber, building materials, mobile homes, etc., screened as required by the planning commission;
- G. Radio/TV station;
- H. Eating establishments;
- I. Mini-storage facilities;
- J. Drive-in establishments;
- K. All C-G general commercial district uses;
- L. Caretakers units;
- M. Any other use which the planning commission finds to be of a similar nature to the permitted uses and conditional uses specified in this chapter for the CS zoning district. (Ord. 1307 N.S. § 7, 1996; Ord. 1055 N.S. § C (part), 1991; Ord. 846 N.S. § 1 (part), 1987; Ord. 839 N.S. § 1 (part), 1987; Ord. 559 N.S. § A (part), 1981)

**18.32.040 Site development standards.**

- A. The following site development standards shall apply in the CS service commercial district:
  - 1. Minimum lot area, ten thousand square feet;
  - 2. Minimum lot width, one hundred feet;
  - 3. Minimum lot depth, one hundred feet;
  - 4. Maximum building coverage, fifty percent;
  - 5. Minimum setbacks:
    - a. Front, twenty-five feet,
    - b. Rear, twenty feet,
    - c. Side, zero feet;
  - 6. Maximum height, three stories or thirty-five feet.
- B. Areas used for outdoor sales and display shall meet the minimum design standards applicable to off-street parking facilities with respect to paving, grading, drainage, access to public

streets, safety and protective features, lighting, landscaping, screening, and the Sign Ordinance (see Chapter 18.76).

C. On any portion of a site in the CS district which abuts a lot in any residential zoning district, a minimum interior yard of ten feet shall be required, and a solid wall or fence of six feet in height shall be constructed and maintained along the common lot line. The entire minimum interior yard shall be planted and maintained as a landscaped screen.

D. All uses, whether permitted or conditional, shall be conducted in such a manner so as to avoid any nuisance, hazard or commonly recognized offensive condition or characteristic, as established by the commercial and industrial performance standards of Chapter 18.48.

E. Parking standards for all commercial uses are established in Chapter 18.50 of this title.

F. Sign limitations shall be satisfied in accordance with Chapter 18.76 of this title.

G. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater.

H. Cul-de-sac lot width, minimum of forty feet as measured along the front property line. (Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)

#### **18.32.050 Additional required conditions.**

A. Architectural and site plan approval shall be required of all uses situated on sensitive sites, as defined in Chapter 18.74 of this title.

B. Where any lot in the general commercial district abuts residentially zoned property, a twenty-five-foot minimum setback shall apply. (Ord. 1111 § 20, 1992; Ord. 559 N.S. § A (part), 1981)